

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

**Various Sites, Maple Park/West Pullman Area
Chicago, Illinois**

**Volume 1 of 3
Executive Summary and Site Assessments**

Prepared by:

**Harza Environmental Services, Inc.
in association with
Environmental Design International, Inc.**

Prepared for:

**City of Chicago
Department of Environment**

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1.0 EXECUTIVE SUMMARY

1.1 Introduction

This report presents the results of a multi-site Phase I Environmental Site Assessment (ESA) conducted by Harza Environmental Services, Inc. (Harza) and its subcontractor Environmental Design International (EDI) for various properties located in the Maple Park/West Pullman Area of Chicago. The report is prepared in accordance with Harza's proposal to the City dated December 22, 1995, as authorized by the City Department of Environment. The Phase I ESAs were completed over the general time period February and March 1996 and included environmental records review, site inspections and interviews.

1.2 Objectives and Approach

The City's primary objective for this project is to generate environmental data which can help identify, evaluate and plan for redevelopment of potential "Brownfield" sites within the study area. Therefore, the project was designed to provide two levels of environmental information:

- "Planning" level data, which the City can refer to in identifying potential areas of interest for Brownfield development; and
- Site-specific data, which will delineate potential environmental concerns within each candidate tract.

Based on this understanding, Harza's approach combined elements of a "typical" Phase I ESA with an environmental "screening" of the properties. Both elements are reflected in this report, which is designed first to provide a broad source of information on potential environmental conditions affecting large tracts or significant groups of tracts within the study area and then to present relevant information gathered for each tract.

The study addresses requirements of the American Society for Testing and Materials (ASTM) Standard Practice E-1527 (Phase I Environmental Site Assessment Process) and Illinois Public Act 88-602, except as noted. Certain aspects of the study were adjusted to address the dual goals of the project. Specific areas in which the study was tailored to better meet the City's objectives included:

- The 50-year review of business records required by ASTM was not required, based on discussion with the City.
- The 50-year title search was replaced with a tract search to identify current land ownership, based upon the Request For Services (RFS).
- On-Site Inspections consisted of an initial "windshield" survey followed by physical inspection of accessible tracts containing potential concerns. Access to all properties was not possible and active industrial properties were not included.

1.3 Report Organization

Chapter 1.0 of this report, the Executive Summary, introduces the principal subjects covered in this report and outlines the methods used, overall site and area characteristics, and principal findings, conclusions and recommendations for further work, where warranted. Individual Phase I ESA reports for each property, or group of properties, are provided in Chapter 2.0. Appendices provide the detailed backup documentation gathered during the Phase I ESA.

1.4 Nomenclature

For reference in this report, the study area was subdivided into 16 subareas and categorized into 5 general land use descriptions. The land use categories are: Vacant, Residential, Commercial, Industrial, and Public properties. Specific properties are identified by the first letter of the use category (V, R, C, I, or P) and by the numeric designation of the subarea. For example, a vacant property in subarea 1 is referenced as "V-1". Each of the properties so designated are comprised of one or more PIN numbers, listed in the Table of Contents and in individual lists before each section. Appendix G provides a cross-reference list of site photos organized by PIN numbers and street addresses. The study findings and individual Phase I ESAs are organized in accordance with these categories and tabs and site maps are color coded accordingly.

1.5 Methodology

The Phase I ESA was conducted by EDI at the direction of Harza. Results of the study were reviewed by Harza and used to describe sitewide conditions affecting potential redevelopment in the area. Specific tasks are outlined in the following paragraphs.

1.5.1 Records Review

The records review included review of historical maps and aerial photographs, a regulatory database search, and selective requests under the Freedom of Information Act (FOIA). Information gathered in the records review were used to identify possible environmental problem areas affecting specific tracts or larger areas within the study boundaries and to help focus subsequent site inspections.

a) **Historical Maps and Aerial Photographs.** Sanborn Maps and aerial photographs were obtained and reviewed to identify past and present land use and site conditions which may present environmental concern. Sanborn Fire Insurance Maps (Appendix J) were obtained for the years 1911, 1939, 1950, 1975, 1987 and 1993. All of the maps were redrawn and relabeled between 1911 and 1939. Maps were not available for all properties for all years and the study areas covered by each plate are summarized by the table preceding Appendix J. Aerial photographs (Appendix K) were obtained for the years 1968, 1978, 1988 and 1994 from the City of Chicago, Department of Planning and Development. Additional information was obtained from the Chicago Department of Environment on building permits available for the area (Appendix D). This information provided insight into possible conditions which may impact the site area. Key findings were highlighted for further evaluation in the site inspection.

b) **Regulatory Database Search.** A Site Assessment Report was obtained for the study area from VISTA Information Solutions, Inc. (VISTA). The VISTA Site Assessment Report provides results of environmental database searches to identify, map, and list sites in the area with potential or known existing environmental liabilities. The search met the requirements of ASTM Standard Practice E-1527-94, including those associated with governmental databases, search distances, and data currency. The VISTA report is provided in Appendix B. Types of sites included in the search were:

- **CERCLIS.** The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), enacted in 1980, provided for federal and state programs to initiate the cleanup of uncontrolled hazardous waste sites and to protect human health and the environment. Sites on the Comprehensive Environmental Response, Compensation, and Liability Index System (CERCLIS) list have been proposed to be investigated under CERCLA because they are suspected by USEPA of being toxic to the environment and human health and

may require cleanup. If so determined, these could be included on the National Priorities List and become "Superfund" sites.

- **NPL.** The National Priority List (NPL) contains approximately 5% of the sites found on the CERCLIS. These are the actual "Superfund" sites. Based on information obtained from site inspections, the USEPA uses its Hazard Ranking System to compare potential risks to human health and the environment and rank each site by scoring groundwater migration and potential contamination of air and nearby surface waters. An NPL designation usually means that cleanup activities are in progress or pending.
- **TSD.** The list of hazardous waste treatment, storage, and disposal facilities permitted under RCRA.
- **SPL.** The state list of sites equivalent to the federal NPL.
- **SCL.** The state list of sites equivalent to the CERCLIS list.
- **SWLF.** The list of permitted solid waste landfills, incinerators, or transfer stations.
- **LUST.** State list of leaking underground storage sites.
- **UST.** List of registered underground storage tanks regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA).
- **ERNS.** Emergency Response Notification System (ERNS) list of spills.
- **LG GEN.** List of registered large generators of hazardous waste under RCRA.
- **SM GEN.** List of registered small generators of hazardous waste under RCRA.

The database search covered all properties within the project study area and additional properties within specified distances, up to about one mile, outside of the project study area. No mapped NPL or TSD sites were found in VISTA's database search. Three mapped CERCLIS sites were identified in the project study area, as follows: International Harvester, 1015 West 120th Street; West Pullman Iron Metal, 11954 South Peoria Street; and Dutch Boy (Carter White Lead/NL Industries, 12101 South Peoria. Other mapped sites within the project study area included: Borg Warner (SWLF); Heat Treat of America (LG GEN); 119th & Racine (SWLF); Dutch Boy Paint (SCL, LG GEN); and Abbey Metal (LG GEN). Two CERCLIS sites were identified outside, but within one-half mile of the project study area. These are: Cizcar/Et/Vacant Lot, 1137-1141 Vermont Avenue; and Alburn, Inc., 2200 East 119th Street. Two other CERCLIS sites are listed but not mapped, may or may not be within individual study areas. These are: 119th Street East Illinois Central railroad tracks, which may or may not be tracks traversing the site; and Chicago Department of Streets and Sanitation, identified as T37N, R14E, N½, NE¼,

SE¼. Of the other databases searched, mapped sites affecting the individual property's are discussed in the individual ESAs and the following sites are mapped within specified search distances from the boundaries of the overall study area:

- One SPL site within 1/8-mile of the project study area.
- One SCL site within 1/8-mile of the project study area.
- Three SWLF sites within 1/8-mile of the project study area.
- Two LUST sites within 1/8-mile of the project study area.
- One ERNS site within 1/8-mile of the project study area.
- Four UST sites within 1/8-mile of the project study area.
- Three LG GEN sites within 1/8-mile of the project study area.
- Four SM GEN sites within 1/8-mile of the project study area.

The area covered and list of identified sites is provided in Appendix B.

c) **Freedom of Information Act Requests.** FOIA requests were submitted to the City of Chicago, Department of Environment to obtain any information in its files pertaining to the environmental condition or history of the properties. Requested documents encompassed regulatory agency reports, notices of violation or non-compliance, citations, violations, permits, and others. References accessed are listed in Appendix F.

1.5.2 Site Reconnaissance

At project startup, Harza's field team conducted a "windshield" survey of the study area in the company of City representatives to obtain a better understanding of land use patterns and to provide general information needed to focus on later during the detailed inspections. Subsequently, Harza's team conducted detailed site inspections consisting of a ground examination of structures and readily accessible site areas to verify activities, uses and conditions, and to determine or confirm the presence of environmentally hazardous conditions. Active industrial properties and residential properties were not included, but were viewed from locations accessible to the general public. Results of the site inspection were documented on forms (Appendix E) and photographically (Appendix C). Appendix H is a photo log organized by study area and cross references PIN numbers. Appendix I cross-references PIN numbers and PIN number boundaries. Detailed site inspections were not conducted for adjoining properties, which were examined from viewpoints accessible to the general public.

1.5.3 Tract Search

A tract search was conducted to identify current land owners. The tract search is provided in Appendix A.

1.6 Limitations

The evaluations and conclusions presented herein are based upon observations made during the site reconnaissance, review of ownership records, discussions with local officials, and review of readily accessible environmental databases. Harza/EDI cannot verify the accuracy of information provided by others. This assessment does not represent a full-scale investigation and evaluation of the project study area and the presence of environmental impairment other than that indicated cannot be completely ruled out.

Information on site history was limited because interviews with site personnel were not included in the scope and existing environmental documents in many cases were not available. Similarly, on-site inspection of active industrial properties was excluded from the scope and access was not available to all properties whose PINs were included. These properties could be examined only from adjacent properties to which access was provided or from vantage points open to the general public. Several adjacent vacant industrial properties, such as Central States Pipe Supply, were not included in the scope of work. Information on these sites are included in the Addendum. Several previous environmental studies including sampling were performed at various sites. Access to all of these reports was not available and relevant information from these studies should be considered when making decisions on the subject properties.

1.7 Overview of Study Area

1.7.1 Location and Boundaries

The Maple Park/West Pullman study area encompasses approximately 200 acres (Figure 1), bounded roughly by: Loomis and Justin Streets on the west; 122nd Street and the Illinois Central Railroad right-of-way on the south; 118th and 119th Streets on the north; and Halsted, Peoria and Carpenter Streets on the east. The study area is located in the southwestern portion of the City of Chicago near the boundary with Blue Island to the west and about one mile north of the Little Calumet River.

1.7.2 Land Use and Features

The project study area is occupied by vacant land, former industrial sites, some partially demolished, several active industries, and a few residential, commercial and public properties. The subject property, except PIN 25-20-414-003 and the small properties along Halsted, are crisscrossed with active, inactive and abandoned railroad tracks. Adjoining properties are primarily residential and commercial. For this report, land use categories reflecting these usages were developed, including vacant, residential, commercial, industrial and public properties. The distribution of properties in each of these categories is illustrated on Figure 2 and is the basis for organizing the results of the Phase I ESAs in section 2.0.

1.7.3 Geology and Groundwater Conditions

The study area is located in the Chicago Lake Plain physiographic subdivision characterized by flat topography sloping gently eastward toward Lake Michigan and toward area rivers and streams. The ground surface within the study area has been extensively disturbed in the past for construction of the various structures and facilities and little, if any, of the original ground surface probably remains. No subsurface investigations were conducted for the Phase I ESA. However, available literature indicates that the general area is underlain by approximately 50 feet of unconsolidated sediments overlying Silurian-age dolomite bedrock. The unconsolidated deposits generally consist of lake bed deposits of silt and silty sand overlying clayey glacial till. It is expected that various thicknesses of man-placed fill also are present in many site areas.

Potable water for the study area is provided by the City of Chicago municipal water system, which derives its water from Lake Michigan withdrawals. Little or no residential groundwater usage is anticipated. Three groundwater aquifer systems are typical of the area, based on published reports. These are: the unconsolidated deposits; the Silurian dolomite; and deep Cambrian-Ordovician sandstone aquifers. The unconsolidated deposits contain variable quantities of groundwater, generally in sand and gravel zones which may or may not be present, interconnected or suitable for development. Typically, the groundwater table in this unit is within 10 or 20 feet of the surface. The Silurian dolomite is a known and generally reliable groundwater aquifer in the region and extends to depths of several hundred feet below the surface. Elsewhere in northern Illinois, the dolomites are routinely used for domestic water supply wells and often for municipal or industrial wells. The dolomite and the overlying unconsolidated aquifers often are in hydraulic communication with one another. The deep

sandstone aquifers extend to depths of more than 1,000 to 2,000 feet and have been used for relatively high capacity municipal or industrial wells. The sandstones are separated from the shallower dolomite by thick sequences of lower-permeability shales.

1.8 Summary and Recommendations

Results of the Phase I ESA for each identified property are provided in Section 2.0, with supporting documentation in the appendices. The following sections highlight principal findings and recommendations, organized by study area.

In general the railroad track areas which crisscross much of the study area are devoid of vegetation and potentially are contaminated by herbicide applications routinely applied over the history of the railroad operations or by contaminants resulting from spills. Therefore, in addition to specific property addressed herein, it is recommended that representative sections of railroad bed should be investigated by soil borings and analysis for herbicides, petroleum compounds, and heavy metals, with the range of testing expanded as appropriate based on the initial results. Then, any contaminated materials should be removed and a Phase II ESA be conducted to identify the need for further remediation in these areas.

1.8.1 Study Area 1

V-1 Owner(s): Unidentified

PIN 25-20-414-003

- **Site History:** Available records do not indicate previous owners. The site is vacant.
- **Underground and Above Ground Storage Tanks:** There is a large (approximately 16,000 gallon) UST resting on the ground at the southwest corner of the lot.
- **Visual Observations:** There is stained soil, stressed vegetation, slag, and demolition debris at the southeast corner of the lot.
- **Suspect Asbestos-Containing Materials:** No suspected ACM was observed.

- **Suspect Lead-based Paint Materials:** No LBP was observed.
- **PCBs:** No transformers were observed.
- **Manholes:** No manholes were observed on the site.
- **Database Search:** The property is not listed on any of the databases searched.
- **Recommendations:**
 - Secure the property and fence to prevent additional fly dumping.
 - Determine ownership of materials in the southwest part of property (e.g. the UST, 55-gallon drums, debris). Based on proximity and similarity of materials, they may be related to the operations at U. S. Gear and/or Heat Treat. Remove these materials and conduct a Phase II ESA in this area, testing for priority pollutants.
 - Determine ownership of abandoned cars in the southwest portion of the property. Conduct Phase II ESA investigation in this area including soil borings and testing for priority pollutants.

1.8.2 Study Area 2

V-2	Owner(s) Unidentified	PIN 25-20-415-010 through 024
C-2	Owner(s) Unidentified	PIN 25-20-415-024

- **Site History:** Available records indicate the area was divided into residential lots. Owners are not identified. The site is vacant with an auto salvage/repair yard on the south end (C-2).
- **Underground and Above Ground Storage Tanks:** No USTs or ASTs were observed.
- **Visual Observations:** There is an auto salvage yard/repair facility on the south end of the lot. It is possible the soils may be contaminated with petroleum products, solvents, lead, and acids.

- **Suspect Asbestos-Containing Materials:** No suspect ACM was observed.
- **Suspect Lead-based Paint Materials:** No LBP was observed.
- **PCBs:** No transformers were observed.
- **Manholes:** No manholes were observed.
- **Database Search:** The property is not listed on any of the databases that were searched.
- **Recommendations:**
 - Secure the property and fence to prevent additional fly dumping.
 - Remove and properly dispose dumped materials on the northwest of site. Test materials for disposal characteristics and determine whether additional investigation, removal, or remediation is required.
 - Determine ownership of abandoned cars on the southwest portion of the property and verify location by survey. Conduct Phase II ESA investigation of this area including soil borings and testing for priority pollutants.

1.8.3 Study Area 3

V-3 Owner: Rev. Cornelius

PINs 25-20-328-05, 03, 078, 079

PINS 25-20-325-039, 040, 041

PINS 25-20-326-013, 014

PINS 25-20-327-013, 014

- **Site History:** The property was formerly occupied by Great Lakes Forge/American Forge. The buildings have been mostly demolished and is vacant.
- **Underground and Above Ground Storage Tanks:** Sanborn Maps show a gasoline tank and oil house. A 158,000-gallon fuel oil AST was removed and

there is significant soil staining around the pad. There is an AST in an old basement near the smokestack with significant stained soil. City records indicate 2,000-gallon gasoline and 1,000-gallon kerosene tanks installed, but no removal record.

- **Visual Observations:** There are many trenches with stained soil. There are many piles of garbage, debris, and tires. Stained soil was observed throughout the site. There are pools of oily liquid at various places throughout the site. There are abandoned vehicles on the property.
- **Suspect Asbestos-Containing Materials:** Suspect ACM was observed at various places throughout the property.
- **Suspect Lead-based Paint Materials:** Suspect LBP was observed on the standing walls.
- **PCBs:** There are many piles of transformer plates on property. These indicate transformers may have been "harvested" for the copper wire. The fluid, which may have contained PCBs, may have been released to the ground, contaminating the soils.
- **Manholes:** There are trenches and pipe chases throughout the property.
- **Database Search:** There is a mapped SWLF site at 119th and Racine Streets.
- **Recommendations:**
 - Request more FOIA information from the IEPA for the SWLF site at 119th & Racine.
 - Secure the property and fence to prevent additional fly dumping.
 - Remove and properly dispose dumped materials on the northwest of property. Test material for disposal characteristics, including asbestos and PCBs near scattered transformer plates, and determine whether additional investigation, removal, or remediation is required.
 - Conduct a Phase II ESA in this area, including soil borings and testing for

priority pollutants. In particular, address the vicinity of the tank along the north side of the property and the pits containing oily liquids on the south central sections of the property.

- Remove existing USTs still in the ground. Conduct sampling to determine if soil contamination exists.

1.8.4 Study Area 4

C-4	Owner: Charles Dixon	PIN 25-20-419-001, 002, 003
V-4	Owner: 1020 Bldg. Acct	PIN 25-20-419-004 through 009
C-4	Owner: Helen M. Ownes	PIN 25-20-419-010, 011
V-4	Owner: 1020 Bldg. Acct	PIN 25-20-419-012 through 022

- **Site History:** The area appears to have been mostly vacant through the present.
- **Underground and Above Ground Storage Tanks:** There is a gasoline pump and vent pipe suggesting an UST on the north part of the property. The tank does not appear to be registered.
- **Visual Observations:** There is an auto salvage/repair yard on the property. The soil may contain petroleum products, solvents, acids, and lead contamination. The property has abandoned cars, trucks, tires, and other debris.
- **Suspect Asbestos-Containing Materials:** No suspect ACM was observed.
- **Suspect Lead-based Paint Materials:** No LBP was observed.
- **PCBs:** No transformers were observed.
- **Manholes:** No manholes were observed.
- **Database Search:** There is a mapped SWLF site at 119th and Racine Streets.

- **Recommendations:**

- Request more FOIA information from the IEPA for the SWLF site at 119th & Racine.
- Secure the property and fence to prevent fly dumping (V-4, PIN 004-009).
- Remove and properly dispose of fly dumped materials on the property (V-4, PIN 004-009). Test material for disposal characteristics, including asbestos, and determine whether additional investigation, removal, or remediation is required.
- Test the UST at the north end of the property and register and/or remove (C-4, PIN 001, 002, 003). Conduct sampling to determine if soil contamination exists.
- Access the property, if required, and complete Phase I ESA of the property and buildings (C-4, PIN 001, 002, 003 and C-4, PIN 010, 011).

1.8.5 Study Area 5

V-5 Owner(s) Unidentified **PIN 25-20-414-006**

I-5 Owner: U.S. Gear **PIN 25-20-414-005**

(Active industrial area, per client direction, not part of the project)

- **Site History:** The property is a vacant parking lot.
- **Underground and Above Ground Storage Tanks:** No ASTs or USTs were observed.
- **Visual Observations:** The property has a asphalt parking lot and is securely fenced.
- **Suspect Asbestos-Containing Materials:** No suspect ACM was observed.
- **Suspect Lead-based Paint Materials:** No suspect LBP materials were observed.
- **PCBs:** No transformers were observed.

- **Manholes:** No manholes were observed.
- **Database Search:** There is a LG GEN site (Heat Treatment) within 1/8-mile of the property. There is a SWLF site at 119th and Racine Streets.
- **Recommendation:**
 - Access the property, if required, and complete Phase I ESA of the property.

1.8.6 Study Area 6

C-6	Owner: Christ Universal Temple	PIN 25-29-101-013
V-6	Owner: Christ Universal Temple	PIN 25-29-101-013
	Owner: Unidentified	PIN 25-29-101-014
	Owner: Unidentified R.R.	PIN 25-29-101-016

- **Site History:** The property was formerly an International Harvester Lumber Yard and Lakeside Lumber. All buildings have been demolished and is vacant.
- **Underground and Above Ground Storage Tanks:** There was a 25,000-gallon AST on the east side of the property, which has been removed. There was a 1,000-gallon gasoline tank installed in 1958. There is no record of removal.
- **Visual Observations:** There is stained soil near some dumpsters at the northeast corner of the property. There are many mounds of dumped soil. There is debris including 55-gallon drums, lumber, railroad ties, and concrete chunks throughout the property. There is an abandoned truck and trailer on the property. There is an in-ground concrete basin of unknown use. There is an old 275-gallon AST disposed on the property.
- **Suspect Asbestos-Containing Materials:** Scattered piles of suspected ACM debris were observed.
- **Suspect Lead-based Paint Materials:** Scattered piles of suspected LBP were

observed.

- **PCBs:** No transformers were observed.
- **Manholes:** No manholes were observed.
- **Database Search:** There is a LG GEN site (Heat Treatment) within 1/8-mile of the property. There is a SWLF site at 119th and Racine Streets.
- **Recommendations:**
 - Request more FOIA information from the IEPA for the SWLF site at 119th & Racine.
 - Secure the property and fence to prevent additional dumping.
 - Remove and properly dispose of dumped materials on the property, including mounds on the north half. Test material for disposal characteristics, including asbestos, and determine whether additional investigation, removal, or remediation is required.
 - Improve housekeeping in the vicinity of the dumpsters in the southwest corner of the property (C-6, PIN 013).
 - Remove existing AST. Conduct soil sampling to determine whether the soil has been impacted by a release of petroleum products.

1.8.7 Study Area 7

V-7 Owner: 1020 Bld. Partnership **PIN 25-29-200-001**
I-7 Owner: Ingersoll Rand **PIN 25-29-200-002, 003**
(Active industrial area, per client direction, not part of the project)

- **Site History:** The property (V-7) is an abandoned railroad bed just south of 119th Street.
- **Underground and Above Ground Storage Tanks:** No ASTs or USTs were observed.

- **Visual Observations:** The property has a asphalt parking lot and is securely fenced.
- **Suspect Asbestos-Containing Materials:** No suspect ACM was observed.
- **Suspect Lead-based Paint Materials:** No suspect LBP materials were observed.
- **PCBs:** No transformers were observed.
- **Manholes:** No manholes were observed.
- **Database Search:** There is a LG GEN site (Heat Treatment), a SWLF site at 119th Street and Racine Street, and a CERCLIS site, West Pullman Iron and Metal, all within 1/8-mile of the property.
- **Recommendation:**
 - Request FOIA information on the Borg Warner SWLF site from IEPA.

1.8.8 Study Area 8

V-8	Owner: Tri-State Dies Inc.	PIN 25-29-201-013, 014, 015
R-8	Owner: Lacy Ewing (also listed as Jordan Betrice)	PIN 25-29-201-016, 017
V-8	Owner: Railroad (Unidentified)	PIN 25-29-201-018, 023, 025
I-8	Owner: West Pullman Iron	PIN 25-29-201-021
P-8	Owner: Exempt (Chicago Fire Department)	PIN 25-29-201-022
I-8	Owner: Carl Buddig (Active industrial area, per client direction, not part of the project)	PIN 25-29-201-018, 020, 023, 024, 025

- **Site History:** This property contained a coal company, a fire station (P-8), a machine shop (V-8), an auto repair shop, and West Pullman Iron and Metal Company (I-8). It is now occupied by Carl Budding Meat building, the fire station, and West Pullman Iron and Metal Company.

- **Underground and Above Ground Storage Tanks:** There is a UST along Peoria Street (I-8), just south of the fire station. Sanborn maps indicate a gasoline tank along Morgan Street. There are no records of its installation or removal.
- **Visual Observations:** There was no access to property buildings. Much of the property is a junkyard with abandoned vehicles, debris, stained soil, compressed gas cylinders, drums, and fuel oil ASTs. There is stained soil and continuing discharge from three pipes, two from the wall and one from the roof, on the south side of Carl Budding company (See V-8).
- **Suspect Asbestos-Containing Materials:** Suspect friable asbestos was observed as pipe insulation at the Fire Station (P-8). Suspect ACM was observed in the piles of debris scattered over the property (I-8). No other suspect ACM was observed in other parts of the area.
- **Suspect Lead-based Paint Materials:** Suspect LBP was observed in the piles of debris scattered over the property (I-8). No other suspect LBP was observed in other parts of the area.
- **PCBs:** Transformers were observed.
- **Manholes:** No manholes were observed.
- **Database Search:** West Pullman Iron and Metal (I-8) is a CERCLIS site. Abbey Metal is a LG GEN site within 1/8 mile of the site. Dutch Boy Paints, listed on SWLF, SCL, SPL, LG GEN, and CERCLIS databases is within 1/8 mile of the property.
- **Recommendations:**
 - Obtain access to the property, if required, and complete Phase I ESA of the property and buildings (V-8, PIN 013/014/015 and I-8, PIN 018/023/025 and PIN 021).
 - Obtain more FOIA information on the West Pullman Iron and Metal CERCLIS site cleanup from the IEPA. Verbal information obtained in the

ESA suggests the property may be under a compliance decree.

- Test materials for disposal characteristics and determine if additional investigation, removal, and/or remediation is required.
- Remove existing UST and conduct sampling to determine if soil contamination exists (I-8, PIN 018/023/025 and PIN 021).
- Sample representative materials for asbestos, and take appropriate action to control friable asbestos (P-8, PIN 022).

1.8.9 Study Area 9

V-9	Owner: Unidentified Railroad	PIN 25-29-202-002
I-9	Owner: West Pullman Iron	PIN 25-29-202-016
R-9, C-9	Owner: Unidentified	PIN 25-29-202-004
V-9	Owner: Unidentified	PIN 25-29-202-005
V-9	Owner: Unidentified	PIN 25-29-202-006
R-9, C-9	Owner: Unidentified	PIN 25-29-202-007
R-9, C-9	Owner: Unidentified	PIN 25-29-202-008
C-9	Owner: Unidentified	PIN 25-29-202-009
V-9	Owner: Unidentified	PIN 25-29-202-010
R-9, C-9	Owner: Unidentified	PIN 25-29-202-011
I-9	Owner: Abbey Metals	PIN 25-29-202-012 through 015
(Active industrial area, per client direction, not part of the project)		

- **Site History:** This property was formerly the property of West Pullman Car Works. It is currently the site of Abbey Metal, West Pullman Iron & Metal, and retail stores along Halsted Street.
- **Underground and Above Ground Storage Tanks:** Sanborn Maps indicate one UST at 11938 Halsted Street (PIN 005). There are no records of any tanks installed or removed from this area.
- **Visual Observations:** Limited access was permitted to the buildings on the property. There is a vacant lot with abandoned cars. There are two ASTs behind 11932 Halsted Street. There are two ASTs in the basement of 11944 Halsted Street. There are three AST and 55-gallon drums behind 11938 Halsted Street.

There is a full 55-gallon drum at the garage of 11944 Halsted Street. There are large soil stains in the alley behind 11944 Halsted Street. There is slight soil staining in the alley behind 11948-50 Halsted Street.

- **Suspect Asbestos-Containing Materials:** No suspect ACM was observed.
- **Suspect Lead-based Paint Materials:** No LBP was observed.
- **PCBs:** A personal interview with an individual at Abbey Metals revealed the southwest corner of the site had transformers and there could be PCB contamination in the soil.
- **Manholes:** No manholes were observed.
- **Database Search:** West Pullman Iron and Metal (I-8) is a CERCLIS site. Abbey Metal is a LG GEN site within 1/8 mile of the site. Dutch Boy Paints, listed on SWLF, SCL, SPL, LG GEN, and CERCLIS databases, is within 1/8 mile of the property.
- **Recommendations:**
 - Access the property, if desired by the Client, and complete Phase I ESA of the property and buildings (V-9 PIN 005, 006, 010 and C-9 PIN 004, 007, 008, 009, 011 and I-9 PIN 016).
 - Test, examine, and remove USTs/ASTs at V-9 (PIN 005), the UST at C-9 (PIN 009), and the AST at C-9 (PIN 004), and any others.
 - Obtain more FOIA information on the West Pullman Iron and Metal CERCLIS site from the IEPA (I-9, PIN 016).
 - Conduct Phase II ESA, including testing soils for priority pollutants, and determine whether additional investigation, removal, and/or remediation is required (I-9, PIN 016).
 - Sample representative materials for asbestos and take appropriate action to control friable asbestos (I-9)

1.8.10 Study Area 10

V-10 Owner: 1020 Bldg. Partnership PIN 25-29-101-017, 018, 019 and 020

- **Site History:** The property used to be occupied by Chicago Malleable Castings. Most of the buildings have been demolished. The property is vacant and is now owned by 1020 Building Partnership.
- **Underground and Above Ground Storage Tanks:** Sanborn maps indicate five underground storage tanks and two oil houses. City records indicate the installation and removal on one 6,000-gallon transformer waste oil tank. Transformer oil may have contained PCBs.
- **Visual Observations:** There are large mounds of dumped material on the west and south sides. There are 55-gallon drums and debris on the ground. There are old foundry sand molds on the ground. There is a large black stain and graded soil at the southwest corner of the property. There is a large white stain east of the building. There is a large tank on the ground near west boundary of the property.
- **Suspect Asbestos-Containing Materials:** Scattered piles of suspected ACM debris were observed.
- **Suspect Lead-based Paint Materials:** Scattered piles of suspected LBP debris were observed.
- **PCBs:** The 6,000-gallon UST for transformer oil could indicate PCB contamination of the property.
- **Manholes:** No manholes were observed.
- **Database search:** The property is not listed on any of the databases searched.

- **Recommendations:**

- Secure the property and fence to prevent additional fly dumping.
- Conduct Phase II ESA including testing soils for priority pollutants and determine whether additional investigation, removal, or remediation is needed. In particular, the black stained area in the southwest corner, the white stained area in the northeast side, and the mounds along the south and west sides of the property warrant surface and subsurface testing.
- Remove and properly dispose materials "dumped" on-site. Test material for disposal characteristics, including asbestos, and determine whether additional soil investigation, removal, or remediation is required.
- Test, examine, and remove apparently unregistered AST's along the west side of the property, and any others (AST or UST) that may exist.

1.8.11 Study Area 11

V-11 Owners: Unidentified

PIN 25-29-101-006, 008, 009 and 016

- **Site History:** The property was formerly International Harvester stock sheds and railroad sidings.
- **Underground and Above Ground Storage Tanks:** No USTs or ASTs were observed.
- **Visual Observations:** There is debris, including lumber and roofing material, on the property. There is a large black stain devoid of vegetation in the center.
- **Suspect Asbestos-Containing Materials:** Scattered piles of suspected ACM debris were observed.
- **Suspect Lead-based Paint Materials:** Scattered piles of suspected LBP debris were observed.
- **PCBs:** No transformers were observed.

- **Manholes:** No manholes were observed.
- **Database Search:** The site is not listed on the databases searched. The Better Living Foundation (International Harvester) is a CERCLIS site within 1/8-mile.
- **Recommendations:**
 - Secure the property and fence to prevent additional fly dumping.
 - Conduct Phase II ESA including testing soils for priority pollutants and determine whether additional investigation, removal, or remediation is required, in particular the black stained area in the center of the property.
 - Remove and properly dispose dumped materials on the property. Test material for disposal characteristics, including asbestos, and determine whether additional investigation, removal, or remediation is required.

1.8.12 Study Area 12

V-12 Owner: Better Living Foundation PIN 25-29-203-001
(formerly International Harvester)

- **Site History:** The property was formerly the International Harvester West Pullman Works. Most of the buildings have been demolished and the property is vacant. The owners have agreed to a voluntary clean-up of this property. No details of this agreement are available for the Phase I ESA.
- **Underground and Above Ground Storage Tanks:** Sanborn Maps indicate benzene and oil tanks, two oil houses, two fuel oil tanks, and one sulfuric acid tank. CDOE records indicate the installation of 15 tanks from 9,500 to 50,000 gallons and the emergency demolition of eight tanks sized from 9,500 to 50,000 gallons.
- **Visual Observations:** The property is covered with demolition debris, including, bricks, glass, lumber, and concrete. There are trenches and manholes throughout the property. There are suspected oil stains throughout the property.

Two USTs were observed and pieces of a third were observed near the south boundary of the property. There was significant fuel oil stain in that area. The pieces were fiberglass, indicating the tank may have held acid. Suspected USTs were also observed near the smokestack, just north of the basin.

- **Suspect Asbestos-Containing Materials:** Suspect ACM was observed on the property, including pipe insulation and linoleum tiles.
- **Suspect Lead-based Paint Materials:** Scattered piles of suspected LBP debris were observed.
- **PCBs:** There are piles of transformer plates, indicating possible PCB spills.
- **Manholes:** Manholes were observed throughout the property. Some contained oil-like liquids.
- **Database Search:** The property is listed on the CERCLIS list.
- **Recommendations:**
 - Obtain more FOIA information on the property from IEPA.
 - Secure the property and fence to prevent additional fly dumping.
 - Conduct Phase II ESA, including testing soils for priority pollutants. In particular, investigate the vicinity of the tank along the north side of the property near the chimney and the manhole and pit areas containing oily liquids on the south central sections.
 - Remove and properly dispose dumped materials on the property. Test materials for disposal characteristics, including asbestos, and determine whether additional investigation, removal, or remediation is required.
 - Test, examine, and remove the unregistered USTs along the north and south sides of the property, and others that may exist.

1.8.13 Study Area 13

**V-13 Owner: Drover Bk. Trust #84141
(formerly Dutch Boy Paints)**

PIN 25-29-203-002

- **Site History:** The property was formerly occupied by National Lead (Carter Branch). Most of the buildings have been demolished and the property is vacant. This property is currently under litigation. Details or status is not known.
- **Underground and Above Ground Storage Tanks:** Sanborn Maps indicate two oil houses, seven linseed oil USTs, and six ASTs. CDOE records indicate the installation and removal of 16 linseed oil USTs.
- **Visual Observations:** There are two or more ASTs in the basement of the building and a minimum of five USTs still on site. There are AST pads visible in two areas. There are depressions, pipe trenches, manholes, and demolition debris throughout the property. There is a suspect settling basin on the property.
- **Suspect Asbestos-Containing Materials:** Suspected ACM was observed in piles of debris.
- **Suspect Lead-based Paint Materials:** Lead-based paint was observed in the building. It is likely there is lead in the soils throughout the property, based on the former use of the property for processing lead based paints.
- **PCBs:** No transformers were observed.
- **Manholes:** Manholes were observed throughout the property.
- **Database Search:** The property is listed on the SCL, CERCLIS, and LG GEN lists.
- **Recommendations:**
 - Request more FOIA information on the property from the IEPA.

- Secure the property and fence to prevent additional fly dumping.
- Conduct Phase II ESA including testing soils for priority pollutants. In particular, in the vicinity of the tanks along the north side of the property, the west central side of the property the tanks in the building and the "clarifier" area to the west of the northwest corner of the building.
- Remove and properly dispose dumped materials on the property. Test materials for disposal characteristics, including asbestos, and determine whether additional investigation, removal, and/or remediation is required.
- Test, examine, and remove the unregistered USTs along the north and south sides of the property, and in the basement of the structure, and others.
- Remove existing AST and sample soils for contamination.

1.8.14 Study Area 14

V-14 Owner: Stony Island Steel Company PIN 25-29-204-001 through 010
C-14 Owner: Exempt (Sureway Baptist Church) PIN 25-29-204-030
C-14, R-14 Owner: Gregory Peterson PIN 25-29-204-021 through 026
C-14, R-14 Owner: unidentified PIN 25-29-204-019/020
C-14, R-14 Owner: Winfrey Barney or Lorraine Blass PIN 25-29-204-029

- **Site History:** The property was previously occupied by the West Pullman Car Works, a Steel Erecting Shop, the Eastern Metal Works, the Safety Vulcanizer Company, the Emerman Machinery Company, Caine Steel Company, and retail stores along Halsted Street. All of the industrial buildings have been demolished. It is currently vacant, except for the stores along Halsted Street.
- **Underground and Above Ground Storage Tanks:** Sanborn Maps indicate two USTs existed on the property. CDOE records indicate the installation and removal of one 15,000-gallon UST.
- **Visual Observations:** There is one AST at 12032-34 Halsted Street. There are two suspect USTs at the northwest corner of the property.
- **Suspect Asbestos-Containing Materials:** No suspect ACM was observed.

- **Suspect Lead-based Paint Materials:** No LBP was observed.
- **PCBs:** No transformers were observed.
- **Manholes:** No manholes were observed.
- **Database Search:** The property is not listed on any of the databases searched.
- **Recommendations:**
 - Secure the property and fence to prevent additional fly dumping (V-14, PIN 001 through 010).
 - Remove and properly dispose dumped materials. Test material for disposal characteristics and determine whether additional investigation, removal, and/or remediation is required (V-14, PIN 001 through 010).
 - Test, examine, and remove the unregistered USTs along the north and south sides and others that may exist (V-14, PIN 001 through 010 and 025). Access the property, if required, and complete the Phase I ESA.

1.8.15 Study Area 15

V-15	Owner: Edward J. Rothman	PIN 25-29-207-002, 004, 005, 006
I-15	Owner: Edward J. Rothman	PIN 25-29-207-006, 007, 008
	(Active industrial area, per client direction, not part of the project)	

- **Site History:** The property was formerly occupied by the Opaque Shade Cloth Company and Chicago Bleachery, Columbia Mills, Inc., Modern Steel Treating, the Cutting Authority, Harbor Tool & Die, Rhein Brothers, and Voss Equipment. Some of the buildings are occupied and some are vacant.
- **Underground and Above Ground Storage Tanks:** Sanborn Maps show seven USTs, an oil house, and a waste house. CDOE records indicate the installation of four USTs and the sandfilling (abandonment-in-place) of one of them.
- **Visual Observations:** No access was allowed inside the buildings. There is a

minimum of one UST at Modern Steel Treating. There is black soil staining on the north west and south sides of Modern Steel Treatment. There are 55-gallon drums over flowing with granular solid, viscous, and liquid wastes around Modern Steel Treatment. There is an AST of approximately 1,000 gallons just south of Modern Steel Treatment. There are many 55-gallon drums west of building "D" (northeast corner building). There is an underground basin or tank just south of building "D". There is an AST with some staining at 1010 W. 122nd Street. Nearby, there is a black-stained hose leading into a vacant lot.

- **Suspect Asbestos-Containing Materials:** No suspect ACM was observed.
- **Suspect Lead-based Paint Materials:** No suspect LBP was observed.
- **PCBs:** No transformers were observed.
- **Manholes:** There is an underground basin or tank just south of building "D".
- **Database Search:** The property is not listed on any of the databases searched.
- **Recommendations:**
 - Conduct Phase II ESA, including testing soils for priority pollutants, particularly, in and around the building on V-15 (PIN 005); the old three story building directly to the east of V-15 (PIN 005); the pile of 55-gallon drums to the rear of the building at 12100 S. Peoria; the vicinity of the tank south of the Cutting Authority, and the vacant lot west of the Cutting Authority (I-15, PIN 006/007/008).
 - Remove and properly dispose mounds of dumped materials and 55-gallon drums. Test material for disposal characteristics and determine whether additional investigation, removal, and/or remediation is required (V-15, PIN 005).
 - Take action to control the apparent discharge of oily granular and viscous waste from, and in the vicinity of, the building (V-15, PIN 005). Access the property, if required, and complete Phase I ESA of the property and buildings at this property.

- Test the ASTs along the south side of the Cutting Authority (I-15, PIN 006, 007, 008), the old three story building directly to the east of (V-15, PIN 005); the UST west of 12100 S. Peoria, and any others that may exist. Register and/or remove these tanks.

1.8.16 Study Area 16

V-16 Owner: G & G Land Co PIN 25-29-208-001 through 010

- **Site History:** The property appears to have been vacant since 1911.
- **Underground and Above Ground Storage Tanks:** No USTs or ASTs were observed.
- **Visual Observations:** The property is vacant and covered with trees and weeds.
- **Suspect Asbestos-Containing Materials:** No suspect ACM was observed.
- **Suspect Lead-based Paint Materials:** No LBP was observed.
- **PCBs:** No transformers were observed.
- **Manholes:** No manholes were observed.
- **Database Search:** The property is not listed on any of the databases searched.
- **Recommendations:**
 - Access the property, if required, and complete Phase I ESA.